069.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,200 / 727,200
					USE VALUE:	727,200 / 727,200
					ASSESSED:	727,200 / 727,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZACCARDI MARION L
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	24 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZACCARDI MARION L -
Owner 2:	-
Street 1:	24 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	322,300		404,900	727,200
Total Card	0.121	322,300		404,900	727,200
Total Parcel	0.121	322,300		404,900	727,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.66 | /Parcel: 402.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44188
GIS Ref
GIS Ref
Insp Date 02/14/19

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,300	0	5,280.	404,900	727,200	727,200	Year End Roll	12/18/2019
2019	101	FV	289,400	0	5,280.	376,000	665,400	665,400	Year End Roll	1/3/2019
2018	101	FV	289,400	0	5,280.	376,000	665,400	665,400	Year End Roll	12/20/2017
2017	101	FV	289,400	0	5,280.	329,700	619,100	619,100	Year End Roll	1/3/2017
2016	101	FV	289,400	0	5,280.	300,800	590,200	590,200	Year End	1/4/2016
2015	101	FV	272,800	0	5,280.	266,100	538,900	538,900	Year End Roll	12/11/2014
2014	101	FV	272,800	0	5,280.	251,600	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	272,800	0	5,280.	239,500	512,300	512,300		12/13/2012

!5936!

PRINT

Date	Time
12/10/20	20:45:33

LAST REV

Date	Time
12/19/19	09:37:38

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5936

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZACCARDI MARION	52072-546		1/12/2009	Family	1	No	No		
	11955-149		2/11/1971		25,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
3/17/2009	Meas/Inspect	189	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/18/1999	Missed Appt.	267	PATRIOT
10/7/1999	Measured	266	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:		%	
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23139524
Const Adj.:	1.00989902
Adj $ / SQ:	161.666
Other Features:	75550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467069
Depreciation:	144792
Depreciated Total:	322278

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

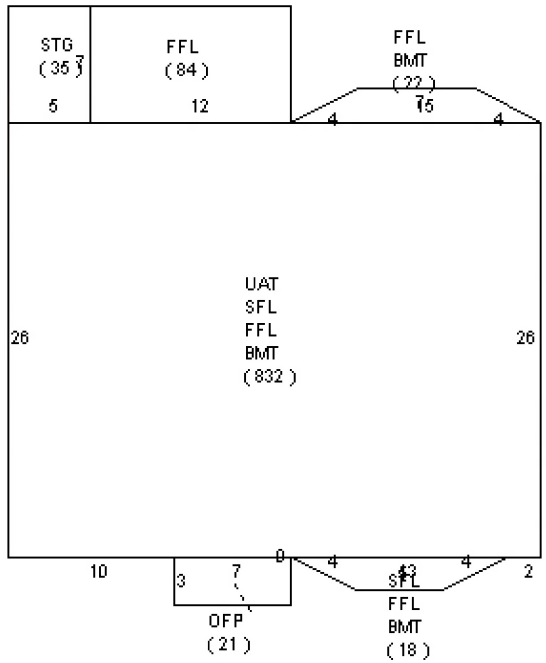
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.83
Special Features:	0	Val/Su Net:	109.55
Final Total:	322300	Val/Su SzAd	178.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	161.670	154,553
BMT	Basement	872	48.500	42,292
SFL	Second Floor	850	161.670	137,416
UAT	Upper Attic	208	64.670	13,451
STG	Storage	35	11.830	414
OFP	Open Porch	21	44.440	933

Net Sketched Area:	2,942			Total:	349,059
Size Ad	1806	Gross Are	3566	FinArea	1806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X3	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	